Haines, Alaska
January 7, 1944

Rev. A. B. Keeler, D.D.
Board of National Missions,
156 Fifth Avenue,
New York, N.Y.

Dear Dr. Keeler:

Reference is made to our early morning conversation on the Mission Grounds, when you were in Haines last fall. At that time I took up with you the matter of an easement for a sewer line across the Mission property. The conversation developed into a discussion of the desirability of the Board of National Missions disposing of their Haines property and seeking a new location for the Orphanage. Also the matter of the occupation of a portion of the Mission property by the U.S.E.D. was discussed.

You requested that I send you a plat showing the boundaries of the Mission property, the area occupied by the U.S.E.D. and the location of the proposed sewer line for the Town of Haines. Also you asked me my opinion of the value of the Haines property.

I was delayed in obtaining copies of the U.S.E.D. plats made up by Foley Brothers Contractors, as their use is restricted. However, I finally obtained two, one of which I turned over to Hugh B. Antrim, Consulting Engineer for Foss and Company of Juneau, who is doing the engineering work for the Town of Haines in connection with our proposed sewer and water supply projects. I requested him to make up from this a plat of the Mission property on a larger scale, showing the information you desired, and also to plot on it a suggested subdivision of the east end of this property as far back as a line in prolongation of Fourth Street. Mail service between Juneau and Haines has been irregular this winter and I have not yet received copies of the plat requested from Mr. Antrim.

My recollection of the conversation is that you said the Board would meet the latter part of January, and that any communications sent should be in New York at that time. I am therefore sending you the portion of the small scale plat I retained which includes the Mission Grounds, and shows the location of the new highway and the U.S.E.D. buildings. I have also sketched in roughly in pencil the suggested subdivion. This doubtless will not conform exactly with the plat being prepared by Mr. Antrim, as I outlined only in a general way a subdivision plan to him, and left the details for him to work out. Copies of his plat will be forwarded to you as soon as it is received.

I was in Juneau early in December and while there discussed these matters with Reverend Booth who was with you at the time we met. I also discussed with men whose opinion I value the probable price the Mission property, excluding the reserved area shown on the accompaning plat which includes the Home, the Church and the Manse, would bring if offered for sale. The concensus of opinion was that perhaps One hundred ($100.00) Dollars per acre, or as an outside figure, Thirty Thousand ($30,000) Dollars would be as much as the property could be expected to bring.

It is my opinion that if the Board would authorize the sub-division and sale of this property in lots, they would recover a great deal more that Thirty Thousand ($30,000) Dollars from it within a few years.

In discussing this with Reverend Booth, I told him I would be glad to undertake the sub-division and sale of the property on the following bases:

1. The property will be sub-divided and offered for sale as the market demands.
2. I will advance all costs and supervise the sub-division, platting and sale of the property, the installation of sidewalks, water and sewer lines, drainage, street grading and gravelling. I will also advance all costs for advertising, preparation of deeds, contracts and other legal papers.
3. It is understood that I will be reimbursed at actual cost, for the above expenses advanced, out of the sale of the property
4. For my services I will expect a commission of Fifteen (15%) percent on all gross sales.

I am making this proposal because I am greatly interested in a carefully planned development of this community. I believe that a definite expansion of this new port of entry is inevitable now that the Haines Cut-Off is completed and open for traffic to the interior. The Mission property, which is bounded on the North by Main Street of the Town of Haines and on the South by the Chilkoot Barracks Military Reserve, natuaally fits into any planned development which contemplates a considerable increase in business and population. However, unless this property is placed on the market within the near future, new business enterprises will be forced to seek less desirable locations.

The opportunity is here to build up a very attractive town. I would like to see at least one half of the future town located on what is now Mission property. But its development should be carefully planned and zoned, with thought given to the preservation of some of the fine timber in small parks. In fact, I suggest the name Mission Park for the addition. Also I would like to see a clause in every deed restricting the use of the property for the sale of intoxicating liquor, at least until the addition became a part of an incorporated town. Then the residents could decide the basis on which they would come into the incorporation.

With regard to the property occupied by the U.S.E.D., I suggest that any lease agreement be limited to a term of not to exceed two years, and then only for ground actually occupied by fairly permanent buildings. There should be a stipulation that the buildings be left on the ground at the expiration of the lease. There should also be a stipulation that the government could purchase any part of the property occupied at an agreed price. However, sub-division should cover the entire area occupied, so that purchase could be made by lots. It is probable that a considerable part of the existing buildings will not be needed by the government after the war emergency is over.

In case you are interested in the foregoing plan for disposing of the Haines' property, and would care to investigate my qualifications for undertaking this work, I take pleasure in submitting the following references:

Rev. A.B. Keeler, DD, January 7th, 1944

Mr. Ike P. Taylor
Chief Engineer, Alaska Road Commission,
Juneau, Alaska

Mr. George Parks,
Director of Public Surveys,
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Mr. Frank Heintzelman
Regional Director, U.S. Forest Service,
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The B.M. Behrends Bank,
Juneau, Alaska

Mr. R.J. Sommers,
Contractor,
Juneau, Alaska.

Yours respectfully,

CC: Rev. Willis R. Booth

R.J. Shepard

EXCERPT LETTER OF R. J. SHEPARD, JANUARY 7, 1944 REGARDING HAINES PROPERTY

I was in Juneau early in December and while there discussed these matters with Reverend Booth who was with you at the time we met. I also discussed with men whome opinion I value the probable price the Mission property, encluding the reserved area shown on the accompaning plat which includes the Home, the Church and the Manse, would bring if offered for sale. The concensus of opinion was that perhaps One hundred ($100.00) Dollars per acre, or as an outside figure, Thirty Thousand ($30,000) Dollars would be as much as the property could be expected to bring.

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Haines, Alaska
January 7, 1944

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Mr. R.J. Sommers,
Contractor,
Juneau, Alaska.

Yours respectfully,

R.J. Shepard

CC: Rev. Willis R. Booth

Miss Goddard

/No. 10

January 18, 1944

Mr. H.J. Shepard
Haines, Alaska

Dear Mr. Shepard:

Thank you very much for your letter of January 7th and the property descriptions received.

I have delivered these to Miss Florence Goddard who has charge of these matters. She will write you direct.

Permit me to express my thorough appreciation of the interest and time you have taken to make these deliveries.

You will receive a letter from Miss Goddard at a reasonably early date.

Cordially yours,

A.B. Keeler, Secretary
Building Aid Funds

ABK:J

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Mr. Tribus
FROM Miss Goddard
RE:

DATE January 19, 1944

Attached is a copy of a letter regarding the property at Haines, Alaska, which Dr. Keeler has referred to this office. Dr. Keeler will acknowledge the letter and say he is referring it to the proper person. There is, of course, nothing further to be done until Miss Voss returns, and we shall hold the letter for her attention. In the meantime, however, we would suggest that you study the proposition and let us have your opinion in a memorandum to Miss Voss, which can be attached to the letter. I believe no word has been received, as yet, as to the Government's intentions. Is this correct?

As there is only one copy of each drawing, please return these as soon as you have looked them over.

Florence M. Goddard

Florence M. Goddard
Assistant in the Unit
Educational and Medical Work

FMG:l

Feb 8 - FM

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York, N.Y.

Air Mail January 27, 1944

Mr. R. J. Shepard
Haines
Alaska

My dear Mr. Shepard:

Mr. Keeler has turned over to this office your letter of January 7, in regard to the property owned by this Board at Haines, Alaska. Miss Voss, the Secretary of this Unit, is at present away from the office on a western trip, but just as soon as she returns I shall see that your letter is brought to her attention.

We are glad to have the maps which you secured, of the Haines property, showing the location of the new road and other improvements. Miss Voss will write you after she has had an opportunity to study the proposition which you have made.

Very sincerely yours

Assistant in the Unit
Educational and Medical Work

PMG:AS

Miss Voss
Miss Goddard

February 3, 1944

Memo

The writer of the attached letter, Mr. P. J. Shepherd, is one of the men with whom Dr. Keeler discussed the [redacted] property when he was in Alakka.

This man had promised to send his opinion as to the value of the property and the possibility of selling it in lots. He also promised to secure maps showing the present situation. This letter gives the information promised.

Florence M. Goddard
Assistant in the Unit
Educational and Medical Work

FMG:H

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Florence M. Goddard
FROM Lucien H. Tribus DATE February 7, 1944.
RE:

I have read with great interest the attached letter addressed to Dr. Keeler from R. J. Shepard. Mr. Shepard's proposition certainly bears a thorough investigation. My off hand opinion, however, is that we would be in a better position financially if we financed the proposition ourselves or sold outright for cash.

L. H. T.

Mr. Tribus
Miss Goddard

January 19, 1944

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Assistant in the Unit
Educational and Medical Work

FMG:l

MEMORANDUM: Miss Voss
FROM: Miss Goddard

DATE: February 11, 1944

Haines Leases

Mr. Tribus sent down the attached communications from the War Department, with the casual statement that it looked as though the War Department was taking all of our Haines property. I doubt whether he had checked over the property covered by these proposed leases. I have tried to work out the location from the description, and as nearly as I can make it out, the first covers property around and beyond that for which the Board has already signed leases. On the attached blueprint of our property I have indicated in red the property previously leased for barracks and warehouses, and in blue, the property covered by these present leases. The area of this newest lease is approximately 22 acres, but it does not come any closer to the property which the school is using, than did the former lease.

The second lease attached covers a comparatively small piece of land along the beach toward the Chilkoot barracks. This is to be used for fuel storage.

In looking over the lease for the larger piece of property, I notice that paragraph 10 reads as follows:

"The payment of One Thousand Dollars ($1,000.00) for the period ending December 31, 1943 includes compensation in full for commercial timber, gravel removed and damages occasioned by the construction of the Haines Military Cut-Off Road across U. S. Survey No. 735."

The amount suggested does not seem very adequate if it is to cover rental for this piece of land and in addition, remuneration for timber cut, gravel removed, and road damages to our property. The former lease for the smaller plot for the barracks, is rented at the rate of $384.00 per annum. This larger piece is 8 or 9 times as large. I do not know the conditions of this property and perhaps it is not worth as much. Mr. Tribus will probably say that we cannot question the Government's offer, but it hardly seems adequate.

Mr. Tribus asks that these leases be returned very prmmptly, so that he can have them signed at once. Since the leases are dated from the first of July 1943, and the Government has apparently been using this land since that time, it does not seam to me there is any great rush, and we could take time to question if if it seems advisable. Also, there are one or two statements in the description which do not seem to be quite correct.

F. M. G.

FMG:AS

Assistant in the Unit
Educational and Medical Work

February 14, 1944

My dear Colonel O'Brien:

Thank you for your letter of February 10 which officially brings this office up to date on its property at Haines, Alaska.

I am sorry if you have had the impression that we consider the use of our property by the War Department as "interference" by that Department. Our Board has in every instance expressed entire willingness to accede to any request of the War Department which will further the war effort. It was only our responsibility for a group of young children in our care that made us seek information as to any larger use of our property which might be intended and which might likely make the continuance of an orphanage on this property impracticable. This question you have answered in stating that it does not appear that the War Department will need further land in developing its program.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Colonel John J. O'Brien
Chief of Engineers
U. S. Army
Washington, D.C.
ERV:ina

ADDRESS REPLY TO
CHIEF OF ENGINEERS, U. S. ARMY
WASHINGTON, D. C.

WAR DEPARTMENT
OFFICE OF THE CHIEF OF ENGINEERS
WASHINGTON

REFER TO FILE NO. CE 601.1 (Haines Cut-Off Military Road, Alaska) SPELR

BOARD OF EDUCATIONAL AND MEDICAL WORK
ANSWERED 2/14/44
FEB 14 1944

10 February 1944

Miss Voss,
Secretary of Educational and Medical Work,
Board of National Missions of the Presbyterian Church,
156 Fifth Avenue,
New York, New York.

Dear Miss Voss:

Reference is made to letter dated 17 December 1943 in which this office agreed to make a complete investigation of the property owned by the Board of Home Missions at Haines, Alaska.

Inclosed for your information is a map showing your property outlined in red. Investigation reveals that Tracts 1, 2, and 3 are now under lease for temporary barracks, warehouses and open storage and that leases are now being negotiated for Tracts 4 and 5. The proposed runway, as shown on the map, has not been authorized and it does not appear that the War Department will require any interest in same.

I trust that this information is satisfactory. It does not appear that you will be subject to any further interference by the War Department.

For the Chief of Engineers:

Very respectfully,

JOHN J. O'BRIEN,
Colonel, Corps of Engineers,
Chief, Real Estate Division.

1 Inclosure:
Map

...AL AND MEDICAL WORK

CE 601.1 (Haines Cut-Off Military
Road, Alaska) SPRLR

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For the Chief of Engineers:

Very respectfully,

JOHN J. O'BRIEN,
Colonel, Corps of Engineers,
Chief, Real Estate Division.

1 Inclosure:
Map

February 14, 1944

AIR MAIL

My dear Mr. Shepard:

Just a note to follow up that of Miss Goddard's of January 27 acknowledging the receipt by this office of your letter to Dr. Keeler of January 7 together with maps of the Board's property at Haines, Alaska, to tell you that I am now back in the office but am not ready to make even a tentative decision as to our property there until I have had a chance to visit Haines which I hope now to do early in April at which time I shall, of course, get in touch with you. Many thanks for the fine piece of work you have given us.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mr. R. J. Shepard
Haines, Alaska

ERV:ina

Oct. 11

Re Haines Property

Dr. Keeler says that no financial obligations or arrangements were discussed with Mr. Shepherd.

He suggested we might offer to pay for expense involved in making the map but that we are not obligated since Mr. S. is counting on being allowed to handle the property if we decide to keep & save preliminary services voluntarily to that end.

K.S.G.

MEMORANDUM:

FROM: Mr. Tribus
Miss Goddard

DATE: February 15, 1944

I have looked over the leases for the Haines property, sent in by Mr. Clyde Fitzgerald of the War Department, and have attempted to trace on the attached survey, from the description given in the leases, the approximate location of the property. The larger property requested appears to adjoin and extend beyond the property previously leased to the Government. It does not come any closer to the property on which the buildings are located, than did the former.

I question the point in the description where it says "to the Southwest corner of Lot 8, Block 3"--I think it should read Block 5, being the same Block referred to in the third line above. Also in the next line it should read Lot 4, Block 4, instead of Block 2, otherwise it would not agree with the points in the previous leases.

In looking over the lease for the larger piece of property, I notice that paragraph 10 reads as follows:

"The payment of One Thousand Dollars ($1,000.00) for the period ending December 31, 1943 includes compensation in full for commercial timber, gravel removed and damages occasioned by the construction of the Haines Military Cut-Off Road across U. S. Survey No. 735."

Miss Voss agrees with me that the amount suggested, does not seem adequate if it is to cover the rental for this piece of land, and in addition, remuneration for timber cut, gravel removed, and road damages to our property. Beginning with January, 1944, the rental is to be at the rate of only $300 a year. The former lease for the smaller plot for the barracks, is rented at the rate of $384.00 per year. This larger piece is 8 or 9 times as large but the remuneration is less, rather than more.

While we realize that the Government has the right to condemn the land and pay whatever it desires, nevertheless, we feel sure that they wish to make a fair return and there would probably be notharm in calling attention to this inequality.

We would appreciate it if you would look over these leases carefully and check up the location and advise us what steps should now be taken.

Very sincerely yours

Assistant in the Unit
Educational and Medical Work

FMG:AS

Miss Voss
Miss Goddard

February 16, 1944

I wrote the attached memo to Mr. Tribus to take up the various points in regard to the Haines leases which I mentioned in my memo to you. I then went over it with him in conference and we checked the description in which there were several mistakes. Mr. Tribus is planning to write to Mr. Fitzgerald of the War Department to call attention to the errors in the descriptions, and will also question the amount of compensation mentioned. The signing of the leases will therefore be held up until these points have been settled.

Assistant in the Unit
Educational and Medical Work

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FROM: Miss Goddard DATE: February 11, 1944

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FMG:AS

Copy for Miss Goddard

10

February 16, 1944.

AIR MAIL

Re: Haines, Alaska

Mr. Clyde J. Fitzgerald,
Head, Division Real Estate Suboffice,
War Department,
Northwest Division Engineer,
Skagway, Alaska.

Dear Mr. Fitzgerald:

I have carefully reviewed the Land Lease sent to this Board for execution with your letter of January 31, 1944, and am returning same herewith for correction as I find several errors in the description of the premises.

I am also enclosing, so that you may have the information in hand, photostatic copy of a survey marked No. 1, made in February 1913, and a photostatic copy of a survey marked No. 2, which clearly show the blocks and location of our buildings. If you will use these surveys in connection with the following description, you will note the errors in same. The proper description which should be inserted in the Land Lease is, I believe, as follows:

> All of that certain tract or parcel of land out of U.S. Survey No. 735 more particularly described by metes and bounds as follows, to-wit: Beginning at the Northwest corner (being corner No. 4) of U. S. Survey No. 735; Thence South 80° 59' East a distance of 2520 feet more or less, to the Northwest corner of Lot 8, Block 5 of the Presbyterian Reserve Subdivision, being also the Northwest corner of that certain tract conveyed by Lease No. W-3416-Eng-1185; Thence South 9° 5' West to the Southwest corner of said Lot 8, Block 5 (not 3 as in your description); Thence South 80° 59' (not 69) to the Southeast corner of Lot 4, Block 4 (not Block 2) of the Presbyterian Mission Reserve Subdivision, said point being also the Southeast corner of that certain tract covered by Lease No. W-3416-Eng-1184; Thence South 9° 5' West a distance of 620 feet, more or less, to a point in the North Right-of-Way line of the Haines Military Cut-Off Road; Thence in a Westerly direction along the North Right-of-Way line of said road to the West line of U.S. Survey No. 735; Thence North 9° 18' East a distance of 310 feet to the place of beginning, containing 22 acres of land, more or less.

Secondly, in paragraph 10 of said lease there is included the payment of $1000.00 for the period ending December 31, 1943, which is to cover compensation in full for commercial timber, gravel removed and damages occasioned by the construction of the Haines Military Cut-Off Road across U.S. Survey No. 735. The lease further provides, in paragraph 4, for a rental of $75.00, payable quarterly thereafter. This is at the rental rate of $300 per year. In other words, we are receiving for the entire area set forth in this lease

a lesser sum than we are receiving for the small area marked in red on Survey No. 1. However, this Board is not inclined to object to the rental, realizing that this is a war emergency, and desires to cooperate in full with the Government. We are concerned, however, with the amount awarded as damages and would like to know, before agreeing to this lease, as to how this figure was determined.

Will appreciate your sending us a corrected lease at the earliest opportunity, together with information on the questions I have raised.

Sincerely yours,

Lucien H. Tribus
Assistant General Counsel

LHT/MT

UNIT OF EDUCATIONAL AND MEDICAL WORK
ANSWERED
FEB 25 1944

Haines, Alaska
February, 18, 1944

Board of National Missions
of the Presbyterian Church in the
United States of America.

150 Fifth Avenue, New York, N. Y.

Attention; Miss Voss,

Dear Madame;

Acknowledgement is made of letters recieved from Dr. A. B. Keeler and Florence M. Goddard written on the 18th. and the 27th. of January. Both were acknowledgements of my letter of January 7th. with which I enclosed a plat of your Haines property.

I am advised that Rev. Willis R. Booth of Juneau forwarded to your office a copy of a plat showing a suggested subdivision comprising 26.80 acres of Mission property, which I had Mr. Antrim prepare. I am enclosing herewith a second copy of this plat on which I have shown in pencil, a proposed dock location.

The Alaska Transportation Company is planning on building a dock in Haines and has employed H. B. Foss Company to do the engineering work. Mr. Antrim who is a consulting engineer for Foss Company has been assigned the job of selecting a dock site. The site he prefers is the one shown on the accompanying plat. To build at this location would necessitate crossing a strip of Mission property about fifty feet wide lying on the east side of the waterfront road. It is probable that the Alaska Transportation Company will want to obtain title to a strip of ground at this location, sufficient in width, not only for a dock approach but for a warehouse site as well.

Rev. Knudson informs me that after completing your western trip, referred to by Miss Goddard, you will return to New York and plan then to make another trip which will include Alaska. He stated that you planned to be in Haines during the latter part of March or the month of April. While you are in Alaska or possibly in Seattle, an official of the Alaska Transportation Company, will likely contact you and take up the matter of obtaining title to this proposed dock approach.

I suggest that regardless of whether you later accept my offer to market your property or not, you deal directly with the Transportation Company for this strip in order that they can start construction work at a time when weather conditions are most favorable.

Upon your arrival in Haines, I hope to have the opportunity of meeting you and discussing with you my proposal that a portion of the Mission property be sub-divided and offered for sale. If this is done, I belive it is very important to the Board, the government and the public that some one on the ground be authorized to take full responsibility for the sub-division and sale of the property and to negotiate directly with the U.S. Engineering Department for a definite and fair settlement between the Board and the government, for the use and occupation of Mission property.

During the past year the U.S.E.D., disregarding private property rights, have carried on,at will, various kinds of construction work over a considerable part of the Mission property. This work was rushed and much of it done in a very haphazard and unworkmanlike manner. Trees were felled and left lying or, along with brush, stumps and top soil, dozed into great piles to make room for buildings, storage dumps, roads or pipe lines. Along the main Highway windrows of this material fifteen feet high, border the right-of-way for considerable distances. Along Main Street, between Fourth and Sixth Avenues, the trees, brush and top soil was stripped back for a hundred feet or more against the timber, forming an impenetrable barrier and on the ground thus cleared temporary barracks and warehouses were constructed. It appears now that these buildings are no longer needed and they have been vacated. One of them partially burned down and two others collapsed under the weight of snow. Nothing has been done to clean up or remove the wreckage of these buildings. At the west end of the Mission property a gravel pit covering several acres has been excavated which renders this land practially useless for any other purpose. The area of this pit will, no doubt, be increased as time goes on unless its use is restricted. However if excavation was properly supervised a large quantity of gravel could be removed and the place made into an attractive skating pond in the winter.

As far as I have been able to learn, the U.S.E.D technically, have been and are now, in trespass, on the Mission property. There reason however for carrying on their construction activities in this manner was that speed was of the utmost importance and there was no one at hand representing the Mission Board with whom they could enter into a contract quickly. To clear up the present mess, to work out a fair scttlement between the Board and the U.S.E.D., for the use of this property as a construction base, and arrive at a definite agreement for the future that will be to the best interest of the Mission Board, the government and the public, will require repeated negotiations and almost continous inspection while clean-up work is being carried on. And this work will not likely be done as one operation but at odd times when equipment can be spared from other operations. If the matter is left in abeyance until the war is over the type of heavy equipment required to move the great piles of debris

most expeditiously will likely have been transferred from this area. Furthermore there will likely be pressure brought to bear by the town of Haines and by private concerns, to cut up the Mission property. For instance, should the Alaska Transportation Company build a dock at the site shown on the accompanying plat, the next step would be to open up a direct route from the dock to the Dalton Highway. That would mean the development of Portage Street.(So called on the plat.) Then the Town of Haines would want to extend Second Avenue to an intersection with Portage Street, to provide an easy grade from the dock to the center of the business district. The lower end of Main Street is very steep. Also the townspeople would move heaven and earth to have the dock property included within the city limits so that it would be taxible. Within a few days when the final discription is ready, I expect to ask the Board for an easement to cross their property with a sewer.

I mention these things in support of my contention that it is important at this time for the Mission authorities to take definite steps to meet the expansion which is taking place in this section. This expansion is the direct result of the construction of the Haines connection to the Alaska Highway. This makes Haines a port of entry for the interior of Alaska and for Yukon Territory, whereas before it was a village supported by a small army garrison, the Presbyterian mission and a small tributary region. The Mission property is located right where the land and water transportation meet and unless it becomes available for townsite purposes natural expansion must be distorted around it. Plans are now being formulated by Frank Heintzelman, Regional Director of Forests in Alaska, and others, to handle large numbers of tourists through this port, after the war is over. I am deeply interested in seeing Haines become a town that will be remembered by travelers for its beauty and hospitality and I believe that if I could personally direct the development of the Mission property I would have an opportunity to make a distinct contribution toward this objective. I therefore look forward to an opportunity of meeting you and I hope I may have the opportunity of going over the Mission ground with you and discussing these matters in more detail.

Very respectfully yours

R. J. Shepard

February 28, 1944

AIR MAIL

My dear Mr. Shepard:

By this time you have had my letter and know that I am planning to see you in Haines early in April.

Thank you so much for sending on word of the probable request we will have from the Alaska Transportation Company for a strip of land along the waterfront in connection with their proposed dock at Haines. Such a request will have to be made to our Board at its meeting the last of April. In the meantime I shall have been to Alaska and shall have had a chance to talk with you and others and probably a representative of the Alaska Transportation Company, so will be in a position to give the Board first hand information.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mr. R. J. Shephard
Haines, Alaska

ERV:ina

Northwest Division Engineer
Real Estate Subdivision
Skagway, Alaska

March 2, 1944

Board of National Missions
156 Fifth Avenue
New York 10, N. Y.

Attention: Mr. Lucien H. Tribus

Dear Sir:

Returned in sextuplicate is Land Lease-Ak Form 207 covering a portion of U.S. Survey No. 755 near the Township of Haines, Alaska. The land description incorporated in the lease has been checked and corrected to conform with the description contained in your letter of Feb. 16, 1944.

Reference is made to Paragraph 3 of your letter requesting information concerning the manner in which the consideration shown was determined, including damages for commercial timber and gravel removed in connection with the construction of the Haines Military Cut-Off Road.

An inspection was made on the ground by representatives of this office accompanied by Rev. H. B. Knutson of Haines and an estimate was made of the gravel removed and commercial timber cut by virtue of the construction of the Haines Military Cut-Off Road across Survey No. 755. The right-of-way for said road will be acquired at a later date. The sum of $1,200.00 was considered to be fair and just compensation for rental of the land set out in the lease from July 1, 1943 to Dec. 31, 1943 including damages for commercial timber and gravel removed, at the current local market price.

The rental of $300.00 per annum is less per square foot or per acre than other small areas now under lease from the Board of Missions in the same survey. This is due to the fact that the small areas lie within the corporate limits of the Town of Haines, are more suitably located from a commercial standpoint, and are subdivided into lots and blocks. The rental paid for the small area is comparable with rental paid for other areas as favorably located in the Town of Haines, using square footage as a basis. The rental value of the tract in question is based upon a per acre value from an agricultural or grazing land standpoint.

The Board of National Missions March 2, 1944

It is hoped that the foregoing explanation is satisfactory and that the executed leases will be returned this office as soon as practicable for further processing.

Yours very truly

Clyde J. Fitzgerald
Near, Division Real Estate Suboffice

MEMORANDUM

TO Mr. Wonacott
FROM Miss Voss

March 13, 1944

A long list of property problems at Haines, Alaska due to Army occupation in Haines and the making of Haines the Pacific gateway to the new Alcan Highway is one of a number of reasons why I must make a trip to Alaska, leaving March 25. These include the following:

1. Checking up on extent of Government occupation of Haines property for war purposes, damages, probable length of occupancy, etc.

2. Request for dock and warehouse purchase or lease by Alaska Transportation Company in connection with new docks.

3. Probable demand of Haines community for rights of way through our property to connect town with new highway, docks with new highway.

4. Possible necessity of moving our home for lack of garden and dairy land.

5. Possibility of sale of part or all of property--in connection with the general development of Haines--this as a whole or subdivided.

I am securing all the information from the records in the Treasury on the Haines property, but am wondering if the Treasury's Property Committee has any special instructions or advice for me before I leave.

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

ERV:ina

Copy for Miss Goddard

UNIT OF EDUCATIONAL AND MEDICAL WORK
ANSWERED
MAR 17 1944

10

March 15, 1944.

Re: Haines, Alaska

Mr. Clyde J. Fitzgerald,
Head, Division Real Estate Suboffice,
War Department,
Northwest Division Engineer,
Skagway, Alaska.

Dear Mr. Fitzgerald:

Enclosed please find duly executed Land Lease, in sextuplicate, CE Form 207, covering a portion of U.S. Survey 735, near the Township of Haines, Alaska, the land described in this lease to be used for the purpose of fuel storage.

Kindly return an executed copy of this lease to us for our files, together with check for rental to date.

Very truly yours,

Lucien H. Tribus
Assistant General Counsel

LHT/MT

March 15, 1941.

Re: Haines, Alaska

Mr. Clyde J. Fitzgerald,
Head, Division Real Estate Suboffice,
War Department,
Northwest Division Engineer,
Skagway, Alaska.

Dear Mr. Fitzgerald:

Thank you for your letter of March 2nd. We return herewith duly executed Land Lease, in sextuplicate, CR Form 207, covering a portion of U.S. Survey 735, near the Township of Haines, Alaska, to be used for warehouse purposes.

Kindly return an executed copy of this lease to us for our files, together with check for rental to date. We understand we are to receive a payment of $1000.00 as rental for the period July 1, 1943 to Dec. 31, 1943, which includes compensation for commercial timber and gravel removed and damages occasioned by the construction of the Haines Military Cut-Off Road across U. S. Survey No. 735, in accordanod with agreement made by the representatives of your office and the Rev. E. E. Knutson of Haines.

Very truly yours,

Lucien H. Tribus
Assistant General Counsel

LHT/MT

COMMENTS

MEMO: Miss Voss
FROM: Miss Goddard DATE: March 20, 1944

TRIP FOLDER

TO TAKE UP WITH MR. KNUDSEN WHEN AT HAINES

Payments: Bills very slow in coming in. Have had to send numerous reminders by letter and telegram, partly because of requests from companies for payments. No bills for current year sent in until January 13. Nothing since that time.

Paid bills received January 13 totaled $737.42. Included in these bills were several statements with no itemized bills. We wrote explaining that our auditors required itemized bills before reimbursement could be made. The following were the bills in question:

Montgomery Ward for
Clothing for girls--------$51.08
Clothing for boys--------194.70
Cash paid for hauling and storing coal---$70.

No reply to request for bills.

At the same time we wrote asking Mr. Knudsen if he wished to have the amount of these bills transferred to Field Receipts, since nothing had been sent in in 1940 to 43, nor 43-44, whereas $800 was estimated for receipts. No reply--check being held.

Salary Vouchers: Very late and irregular. May and June received Jyly 15. July, August and September, received September 21. October on time. November, December and January received February 1. February and March received March 16.

No replies to several requests for Withholding Certificates for Maintenance workers. Treasurer's Office cannot pay checks without these.

Repair Money: $1,000 advanced for repairs May 1942. No report as to use nor reply to several reminders. Inventory due September 1 not received and no reply to several reminders.

Fire Protection: He has not replied to any of Miss Gladfelter's letters regarding fire patrols.

Over a year ago he was authorized to get step fire escapes to replace ladder type on Boy's Dormitory. Probably he cannot do anything about this at present, but he has made no reply to several requests for information.

The letter regarding fire protection check-up sent to all stations in the fall, you decided not to send to Haines as it went out about the time he was talking of leaving.

Property: Did not reply to any of our repeated requests for information as to the land desired by the Government, nor did he inform us what Government representatives were doing on our land.

Government Refund: No replies to Miss Gladfelter's letters and telegrams asking for vouchers for children placed in home, for whom payment had been made to the Office of Indian Affairs at Juneau. Mr. Knudsen was asked to supply vouchers to make possible this refund of approximately $400.

Assistant in the Unit

FMG:AS

FREIGHT
PASSENGERS
REFRIGERATION

ALASKA
TRANSPORTATION CO.

OFFICE PIER 7 · MAIN 7477
SEATTLE 1, WASHINGTON

March 30, 1944.

Miss Edna Voss,
c/o Rev. Willis R. Booth,
Presbyterian Church,
Juneau, Alaska.

My dear Miss Voss:

Confirming our conversation at Seattle on March 29th, we submit herewith a definite offer of $1,800.00 for the purchase of 945.7 front feet of water front property, now a part of the Presbyterian Mission reserve as shown on U.S. Survey No. 735. Property for which offer of purchase is made is more specifically designated as being that portion of the water front shown on the attached sketch, between the points marked "A" and "B".

In submitting this offer, we understand that final approval or rejection of our offer is subject to the action of the Board of Mission at New York and in the event the price offered is not acceptable to the Board, then we beg to be permitted to revise our offer without prejudices as to any preference we may have because of submitting of this prior offer.

Should the Board, in its final determination of disposition of property contained in reserve, elect to not restrict property immediately fronting the Mission property, then we wish to have the opportunity to make a future offer for the purchase of the additional property extending north from that point marked "A" on the enclosed sketch.

For the time being, it is our desire that this matter herein referred to be considered in a confidential matter.

Very truly yours,

ALASKA TRANSPORTATION COMPANY.

By: S. J. SWANSON, Manager.

Encl.

SJS-j

STREET

PORTAGE

MISSION RESERVE

S 1° 19' E
326.7'

S 1° 34' W
510.0'

S 85° 18' W
108.2'

B

A

SCALE 1" = 100'

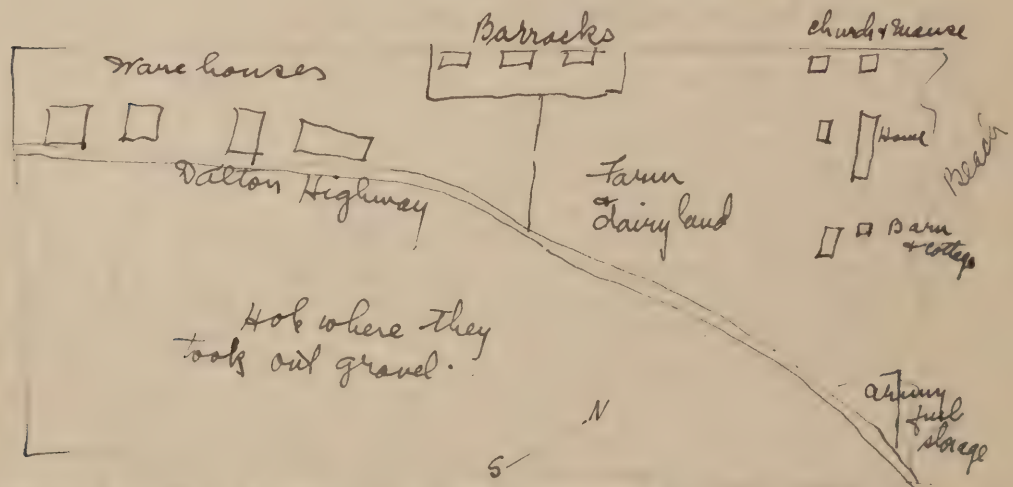
E.R.V. april 1944

Haines--Property--Army

Damage

The road through our property is completed but not hard surfaced. It is higher than the surrounding land with culverts for drainage of the road. But these culverts drain water into our farm and dairy pasture and may make the part along the road way unusable.

Timber has been cut for some 20 feet on both sides of the road and left rotting. No fences were built as promised to keep our cattle from straying or getting on the road. Mr. Knudsen finally succeeded in getting them to put up posts on the north side of the road but was still after them for the wire. Practically all the timber is destroyed for the ware house sets. This might be used as cleared land for farming later or for home sites but just now it is a barren, muddy waste with piles of tree trunks, rubbish, etc. $1,000 damage does not seem adequate to me for this destruction of timber, the gravel pit and the back water of our farm land if this proves serious this summer. E. R. V. Keep in touch with Knudsen and Vikus.



Sewage System: A sewer line was proposed for the town of Haines--to run across our property. We were asked, I believe, to grant right of way. This was to have been financed with Federal funds. With the abandonment of the high way by the Army, this project also has fallen through. Federal funds having been refused, Haines may try to finance it itself and if it does we will undoubtedly be called upon to contribute as large property holders. Mr. Kundsen hopes we will. He will keep us posted.

Haines--Property--Army

The Army having abandoned the highway and port of Haines, they will probably abandon the gas and oil tanks in the corner of our property. This Equipment is not being used at present since practically all traffic has ceased within the last four weeks.

It is thought in Haines that the Standard Oil Co. will ask to lease these storage tanks. If this happens the Board should make a deal with the company, probably to supply the home with fuel oil free for the life of the mission and to pipe the oil to the home. Father Gallant of the Catholic Home in Skagway planning to insist on such a deal for his home in Skagway where Army has a similar fuel station on his orphanage property. This very important.

Suggestions for Improving Physical Equipment

1. Convert furnace from coal to oil. done 12/-/47
2. Paint inside and out - home and outhouses.
3. Change entrance - kitchen to front with road way and baths.
4. Make changes suggested by Hall report
   - New shades
   - Screens
   - Paint
   - Drinking fountains
   - Dairy improvements
   - General clean-up
5. Have club house on beach removed. removed 1947
6. Landscape grounds
7. Build play house if Govt. building abandonned and made available.
8. Some new furniture needed.

and more to Haines

SPNRE
601.53 (Board of Nat'l Missions, Presby. Church Haines, Alaska)

22 April 1944

Miss Edna R. Voss,
Board of National Missions
of the Presbyterian Church,
156 Fifth Avenue,
New York, N. Y.

Dear Madam:

Inclosed is an executed copy of Lease No. W-3416-Eng-1434 (9832-44) dated 1 July 1943 for the period 1 July 1943 until terminated, but not beyond six months after the date of termination of the unlimited National Emergency, for your records. A photostatic copy of this lease has been furnished Reverend E. E. Knutson, Presbyterian Mission, Haines, Alaska.

Instructions will be furnished you at a later date concerning the method by which payment of rent money will be made.

For the Commanding General:

Very truly yours,

C. B. SCHMELTZER,
Captain, Corps of Engineers,
Chief, Real Estate Branch.

1 Incl.
Incl. 1 - Lease

SPNRE
601.53 (Board of Nat'l Missions, Presby. Church Haines, Alaska) W-3416-Eng-1435

24 April 1944

Miss Edna R. Voss
Board of National Missions
of the Presbyterian Church,
156 Fifth Avenue,
New York, N. Y.

Dear Madam:

Inclosed for your records is an executed copy of Lease No. W-3416-Eng-1435 (9833-44) dated 1 July 1943 for the period 1 July 1943 until terminated, but not beyond six months after the termination of the present National Emergency. Reverend E. E. Knutson, Presbyterian Mission, Haines, Alaska, has been furnished a photostatic copy of this lease.

Instructions will be furnished you at a later date concerning the method by which payment of rent money will be made.

For the Commanding General:

For the

Very truly yours,

C. B. SCHMELTZER,
Captain, Corps or Engineers,
Chief, Real Estate Branch.

1 Incl.
Incl. 1 - Lease.

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO ERV

FROM

RE:

DATE April 26, 1944

I saw Mr. Everett E. Smith, United States Commissioner, Haines, Alaska, when in Haines, April 9, and find that due to the fact that the Army military road has been abandoned and that Haines is not to be the port of entry for entering Alaska, Mr. Smith is not ready to buy property as he planned to do when he wrote this office during the summer of 1943. He believes that Haines will improve materially but not until after the war. He hopes very much that the subdivision planned by Mr. Sheppard will be carried out by the Board and that at that time he may secure one or more of the lots which will then be put on sale.

E.P.O.

April 26, 1944

The Unit of Educational and Medical Work recommends:

THAT the proposition of the Alaska Transportation Company to purchase a strip of beach land of the Board's Haines, Alaska property for the purpose of erecting a dock be declined for the present owing to the general uncertainty of the development of this project. If, at some time in the future, the Alaska Transportation Company wishes to renew its request, the Board will give the proposition consideration.

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO ERV
FROM ERV
RE:

DATE April 27, 1944

When in Haines, April 9, I saw Mr. R. J. Shepard relative to the real estate subdivision for which he sent us plans. Mr. Shepard is a very interesting intelligent man whose wife, by the way, is a sister of Mrs. Webster, the wife of our former missionary in the church at Sitka, Alaska. Mr. Shepard agreed with me that with the real estate boom off at Haines for the duration, there is nothing to be done but await developments which all in Haines are confident will come but probably much more slowly and at a later date than was anticipated before the Army abandoned the Dalton highway and Haines as a port of entry. Mr. Shepard will keep us informed as to developments.

I inquired in Juneau of a number of persons as to Mr. Shepard's background and standing and found this to be excellent in every way. He is a retired road engineer intensely interested in the development of Haines which he is making his residence.

E.R.V.

April 28, 1944

My dear Mr. Clapp:

I have just learned from Mr. J. Earl Jackman that he was more fortunate than I was in that he had time in Seattle in transit from Alaska to see you. Mr. Yaw of the Sheldon Jackson School was very anxious that I meet you and bring you a message from the school. Perhaps it is in order here to enlighten you as to who I am and just why I was in Alaska at the time Mr. Jackman was. I have charge of the Unit of Educational and Medical Work which has administrative responsibility for the two institutions in Alaska, the Sheldon Jackson School at Sitka and Haines House at Haines. There were many problems at the latter place due to the Army's activities on our property, a desperate shortage of personnel to carry on at the Home, and the deluge of requests we had received from citizens and others of booming Haines to purchase large and small lots of the Board's property there.

Just before leaving New York I had a telegram from Mr. S. J. Swanson in Seattle and while I waited for a plane to Alaska I saw Mr. Swanson and had a good conference with him. Later I saw Mr. Foss in Juneau. By that time I had learned of the Army's action in abandoning Haines as the port of entry and the new Dalton highway as the military road to the interior. Mr. Foss was sure, however, that the Alaska Transportation Company in which I understand you are interested would still like to purchase the beach property as stated by Mr. Swanson, but that it would probably be some time before the company's plan to build a dock could be consummated because of the suddenly changed conditions at Haines.

With very close connection between my train from Vancouver and my train East to meet appointments here in connection with the annual meeting of our Board, I was not able to see Mr. Swanson on my return or even to call him up. I presented all the facts in the case to the Board this morning. As I described the location of the proposed dock in its relationship to the Home and put the proposition up as having in my judgment decided advantages for the Board, they were interested, but as I rather expected, hesitated to commit themselves so far in advance of the actual carrying out of the project.

I had thought perhaps that the Board might give the Alaska Transportation Company an option on the beach property which it would like to have, but found when I consulted our legal expert who is also in the Property office of the Board that this would not be considered a wise procedure by his office. I suggested instead the less binding terms which the Board was entirely willing to accept. The action which it took after full explanation is as follows.

> "THAT the proposition of the Alaska Transportation Company to purchase a strip of beach land of the Board's Haines, Alaska property for the purpose of erecting a dock be declined for the present owing to the general uncertainty of the development of this project. If, at some time in the future, the Alaska Transportation Company wishes to renew its request, the Board will give the proposition consideration."

There was at the time I started for Haines when the real estate boom was on the possibility of the Board's selling this property either as a whole or piecemeal. We were not sure to what extent the encroachments of the Army through its road through our property, its filling station, barracks and warehouses were making this site undesirable for a Home for little children. With the abandonment of Haines by the Army and the definite determination of the Board to continue Haines House and develop it at its present site the probability of the Board's selling its Haines property and depriving the Alaska Transportation Company of an option on the beach strip which it may wish to secure later is very remote.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mr. J. Norton Clapp
902 Exchange Building
Seattle, Washington
ERV:ina
Enc.
P.S. I am enclosing the letter I have just written to Mr. Swanson relative to his proposition.

April 28, 1944

My dear Mr. Swanson:

I am sorry that there was no time between a late arrival in Seattle from Alaska and the leaving of my train for the East to call you up to tell you of my talk with Mr. H. B. Foss in Juneau and of conditions I found in Haines due to the sudden abandonment of the Dalton highway and Haines as a port of entry for the interior of Alaska by the Army.

While Mr. Foss assured me that the Alaska Transportation Company would undoubtedly still wish to buy the proposed strip of beach property, it was doubtful if the company would be erecting a dock for some time.

I reported all of the above to the Board at its annual meeting, April 27 - 28, in presenting your proposition. The Board felt that inasmuch as any development at Haines would probably be of slow growth, it would not wish to commit itself definitely at the present time on the disposition of its property used by the home, Haines House, which it plans to continue. The following is the action which it took.

> "THAT the proposition of the Alaska Transportation Company to purchase a strip of beach land of the Board's Haines, Alaska property for the purpose of erecting a dock be declined for the present owing to the general uncertainty of the development of this project. If, at some time in the future, the Alaska Transportation Company wishes to renew its request, the Board will give the proposition consideration."

It was a pleasure to meet you in Seattle and again I want to thank you for your part in getting me aboard a plane for Alaska. I was beginning very seriously to question the veracity of the Pan-American officials that Alaskan weather was largely responsible for the slow movement of persons in and out of the Territory. This, however, was confirmed when I reached Alaska and of course makes me feel less upset over the delay in Seattle.

With every good wish.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mr. S. J. Swanson

Alaska Transportation Company
Seattle, Washington

Copy for

UNIT OF EDUCATIONAL AND MEDICAL WORK
ANSWERED
MAY 2 1944

May 1, 1944

24.00
24.00
48.00

War Dept., Finance Office
APO 985,
Seattle, Wash.

Haines, Alaska

$24.00 Rent 12/31/43 to 4/1/44 - Contract W-3416-Eng-1184
$24.00 " " " " " W-3416-Eng-1187
$48.00 " " " " " W-3416-Eng-1185

L.H.Tribus
MT

Mr. Tribus
Miss Goddard
Haines House, Haines, Alaska--Leases

May 4, 1944

With this I am sending you the two following leases which have just been returned signed by the representative of the United States Army:

Lease No. W-3416-Eng-1434 (9832-44) Warehouse area containing approximately 22 acres
Lease No. W-3416-Eng-1435 (9833-44) Site for oil storage tanks containing approximately 98,000 square feet

We have acknowledged these and are sending them you you for filing.

Assistant in the Unit
Educational and Medical Work

May 4, 1944

Captain C. B. Schmeltzer
Corps of Engineers
Army Service Forces
Headquarters, Northwest Service Command
APO 722
Edmonton, Alberta

Dear Sir:

This will acknowledge your two letters of April 22 and 24 enclosing the executed copy of the following leases connected with the Board's property at Haines, Alaska.

W-3416-Eng-1434 (9832-44)
W-3416-Eng-1435 (9833-44)

We understand that information will be sent later concerning the method by which payment of rent will be made.

Very sincerely yours

Edna R. Voss, Secretary
Unit of Educational and Medical
Work

eh

MEMORANDUM to Mr. Tribus

from Miss Voss

May 9, 1944

You have been so engrossed in other matters that you have not had time to give me for consideration of two items which I brought back from Alaska. I am stating these below but would like very much to talk to you about them. Unfortunately I am out of the office tomorrow morning and all of Thursday and am leaving for Chicago Friday noon with a number of important conferences, especially with Mr. Morse, to be fitted into this meager time which is left. You might think them through, however, for us to talk over at the meeting of National Staff in Chicago. There is probably no need for haste.

I. Damage by the Army on the Board's property at Haines, Alaska

1. In building the Dalton Highway through our property, the lower part of which is elevated above our farm land, the Army has failed to drain a part of our farm land which promises to be so swampy as to make cultivation of it impossible.

2. The Army promised in putting a road through the property to fence off our holdings on the side we use for farm land, woodland and pasture land. At the time I was there, posts had been erected but Mr. Knudsen who had been unable to secure the proper fencing or even the wire to do the fencing himself. This may possibly be remedied by now but was not on May 9.

3. On the left-hand side of the highway as one moves inland is a huge hole in the ground where the Army has removed gravel for the building of the road. On both sides of the road and on the site of several acres of warehouses and barracks (now all abandoned) there has been wanton (it seems to me) destruction of our woodland.

I believe the damage we were awarded for all of this destruction is $1,000. It does not seem to me anywhere near adequate. We shall of course first have to ascertain from Mr. Knudsen whether a part and how much of our farm land has been damaged by the backing up of water. It was not possible to ascertain this at the time I was there since we were too near spring thaws. If further money damage compensation from the Government is not possible it might be possible for us to compromise with the Government by having them donate to us one of their best constructed warehouses, a part of which we might move to our Haines House campus or tear down and rebuild there as a playhouse for our children.

II. There is and has been for some time a dilapidated two-story frame structure on the beach directly in front of the home at Haines House. It seems that the Board owns an irregular strip along the beach but does not own this particular bit of beach land where this building stands. It was erected a number of years ago as a club of some sort but was in such dilapidated condition that it has not been used for some years until the desperate housing

shortage for construction workers during the building of the Dalton Highway made it necessary to put in a minimum number of repairs and use the building for lodgings for some of the men. This of course has been discontinued since all construction work has now ceased and the property has been sold to a Mr. Frank Sorrels.

I understand from Mr. Shepherd who proposed subdividing our property, that Mr. Sorrels bought this property with the understanding that he would tear it down and use the material elsewhere. Mr. Shepherd tells me that we have a right to protest to the U. S. District Engineer's Office, Seattle, Washington, that the building is not being used and is an eye sore and request that the owner remove it.

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

ERV:ina

COPY

August 11, 1944

AIR MAIL

My dear Mrs. Maurstad:

With this I am giving you a list of some of the several items which, on my return from Alaska, I wrote out for Mr. Tribus, our lawyer, who had been in touch with the War Department relative to the leasing of part of our land for Army purposes, and would like to have from you any comments on these items in order that I may again take them up with Mr. Tribus when he returns to his office from vacation in August.

I. DAMAGE BY THE ARMY on the BOARD'S PROPERTY at HAINES, ALASKA

1. In building the Dalton Highway through our property, the lower part of which is elevated above our farm land, the Army has failed to drain a part of our farm land which promises to be so swampy as to make cultivation of it impossible.

2. The Army promised in putting a road through the property to fence off our holdings on the side we use for farm land, woodland and pasture land. At the time I was there, posts had been erected but Mr. Knudsen had been unable to secure the proper fencing or even the wire to do the fencing himself. This may possibly be remedied by now but was not on May 9.

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II. There is and has been for sometime a dilapidated two-story structure on the beach directly in front of the home at Haines House. It seems that the Board owns an irregular strip along the beach but does not own this particular bit of beach land where this building stands. It was erected a number of years ago as a club of some sort but was in such dilapidated condition that it has not been used for some years until the desperate housing shortage for construction workers during the building of the Dalton Highway made it necessary to put in a minimum number of repairs and use the building for lodgings for some of the men. This, of course, has been discontinued since all construction work has now ceased and the property has been sold to a Mr. Fran Sorrels.

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Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mrs. Elvira T. Maurstad
Haines House
Haines, Alaska
ERV-ba

August 11, 1944

AIR MAIL

My dear Mrs. Maurstad:

With this I am giving you a list of some of the several items which, on my return from Alaska, I wrote out for Mr. Tribus, our lawyer, who had been in touch with the War Department relative to the leasing of part of our land for Army purposes, and would like to have from you any comments on these items in order that I may again take them up with Mr. Tribus when he returns to his office from vacation in August.

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Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mrs. Elvira T. Maurstad
Haines House
Haines, Alaska
ERV-ba

Mr. Tribus
Miss Voss

August 15, 1944

In suggesting to Miss Tiedemann that she merely acknowledge the letter from Mr. Clyde J. Fitzgerald, Skagway, Alaska, which was sent to Dr. Morse but is being held for us, I had the approval of E. Graham Wilson whom I consulted this morning.

I am today writing Mrs. Maurstad, our new Director at Haines House, asking her to consult Mr. Shepherd, the man in Haines who suggested subdividing our property before the Army abandoned Haines as a port of entry, to secure from Mr. Shepherd a estimate of what the acreage we are turning over to the United States is worth. $375 for a strip of land 120 feet wide and the length of the diagonal of our property (I haven't time to look up the length but it is considerable) seems very small to me.

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

ERV-ba

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Voss
FROM Miss Goddard DATE August 16, 1944
RE:

In the letter from Mr. Yaw reporting the completion of the work on the boiler project he made the statement that the relationships with the Juneau Plumbing and heating Company had been entirely satisfactory from beginning to end; that they had accomplished everything which they said they would do with a minimum number of problems. He also wrote:

> "We surely would recommend this company for doing work at Haines House to help with heating problems there, and will hope that in future years they may give us further help at Sheldon Jackson."

H

Florence M. Goddard

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Goddard
FROM Miss Voss
RE:

DATE August 31, 1944

In connection with Mrs. Maurstad's request for property charts of Haines for her files it occured to me that Mrs. Maurstad should have for her files a complete digest of our recent transactions with the government; that is, blue-prints showing the property now leased to the government together with the full information as to the dates of the lease and termination, the extent of property and remuneration. She should know that this remuneration is being kept in a capital account to be voted by the Board for future capital needs at Haines.

Edna R. Voss

Edna R. Voss

vt

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Voss
FROM Mr. Tribus
RE:

DATE Sept. 1, 1944

Attached are the surveys and blue-prints we have in our file in connection with the property at Haines, Alaska. Will you please advise me which ones you want photostatic copies of?

Lucien H. Tribus DG

Lucien H. Tribus

DG

Payments to come

Warehouse Area
$75 due. Dec/76

Fuel Storage
$1- July 76

Emily Eslund

DIV. OF EDUCATIONAL AND MEDICAL WORK
ANSWERED
SEP 11 1944

Sept. 11, 1944.

To - Miss F. Goddard

From - M. Tiedemann

Re: Haines, Alaska

As requested, I am giving you below information as to the leases we have with the government for Haines, Alaska property, and the rentals received to date:

Contract W-3416-Eng-1185 - Lots 1 to 8, Block 5 - Dated 12/1/42

$112.00	12/1/42 - 6/30/43	Paid	2/10/44
96.00	7/1/43 - 12/31/43	"	"
48.00	1/1/44 - 3/31/44	"	5/1/44
48.00	4/1/44 - 6/30/44	"	8/17/44
48.00	7/1/44 - 9/30/44	"	" 12/24/45
48.00	10/1/44 - 12/31/44	"	2/23/45

Lease cancelled 2/28/45 Pd 3/1/45 $32. 12/31/44-2/28/45

Contract W-3416-Eng-1184 - Lots 4, 5, 6 and 7 Block 4 - Dated 12/1/42

$56.00	12/1/42 - 6/30/43	Paid	2/10/44
48.00	7/1/43 - 12/31/43	"	"
24.00	1/1/44 - 3/31/44	"	5/1/44
24.00	4/1/44 - 6/30/44	"	8/17/44
24.00	7/1/44 - 9/30/44	"	" 12/24/45
24.00	10/1/44 - 12/31/44	"	2/23/45

Lease Cancelled 2/28/45 Pd $16 - 12/31/44 - 2/28/45 - 3/1/45

Contract W-3416-Eng-1187 - Lots 2, 3, 4 and 5 Block 3 - Dated 12/1/42

$56.00	12/1/42 - 6/30/43	paid	2/10/44
48.00	7/1/43 -12/31/43	"	"
24.00	1/1/44 - 3/31/44	"	5/1/44
24.00	4/1/44 - 6/30/44	"	8/17/44
24.00	7/1/44 - 9/30/44	"	" 12/24/45
24.00	10/1/44 - 12/31/44	"	2/23/45

Lease Cancelled 2/28/45 - 3/1/45 $16 - 12/31/44 - 2/28/45

Contract W-3416-Eng-1434 - Approx. 22 acres (Warehouse Area) - Dated 7/1/43

$1000.00	7/1/43 - 12/31/43	paid	7/21/44 (incl. compensation for commercial timber and gravel removed)
75.00	1/1/44 - 3/31/44	"	"
75.00	4/1/44 - 6/30/44	"	8/2/44
75.00	7/1/44 - 9/30/44	"	" 12/24/45
75.00	10/1/44 - 12/31/44	"	2/23/45

$75. - 1/1/45 - 4/1/45 Pd. 4/23/45
$75. 4/1/45 - 6/30/45 " Aug 27/45
$75. 7/1/45 - 9/30/46 " Oct 23/45

Contract W-3416-Eng-1435 - 98,000 sq. ft. (Fuel Storage) - Dated 7/1/43 *

$100.00	7/1/43 - 12/31/43	paid	7/20/44
.50	1/1/44 - 6/30/44	"	8/2/44
1.00	7/1/44 - 6/30/45	"	Aug 27/45

* $150. Rec'd 10/1/45 - 4/1/46 - Pd. 4/10/46

~~Contract W-3710-Eng-260~~ (for cemetary if needed) - Dated 3/1/44

~~Lease for one year with automatic renewal - $1.00 consideration~~

Cancelled as of July, 1945

AIRMAIL October 8, 1944

My dear Mrs. Maurstad:

Your letter of September 6 answering several questions in my letter of August 31 came in last week but I have been holding it for further word from you as to the possibility of our securing any buildings erected by the Army on Haines House property, leased to the government.

There seems to be some confusion in Alaska over the leased property and under the circumstances Mr. Tribus of our Treasury, who is in charge of property, agrees with this office that we should make no hasty commitments. We are now being asked to set a price for the outright sale of these leased properties to the government with an intimation that the government in turn will sell the improvements and the property itself. If this procedure is the plan, we do not understand the proposition that we take the warehouses instead of a monthly rental. This is just to acquaint you with what we have heard here and to warn you against any commitments.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mrs. Elvira T. Maurstad
Haines House
Haines, Alaska
ERV:vt

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Goddard
FROM Mr. Tribus
RE:

DATE October 4, 1944

Attached hereto is the blue print of Haines House property, Haines, Alaska which I am returning to you.

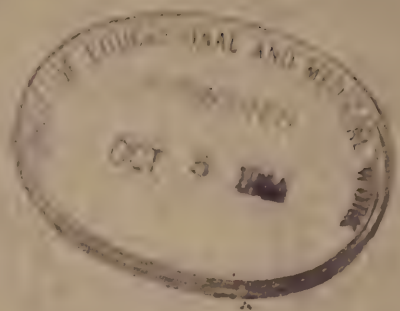
Lucien H. Tribus

Lucien H. Tribus

dg

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N.Y.

Miss Voss



October 4, 1944

REGISTERED AIR MAIL

Mr. R. J. Shepard
Haines, Alaska

Dear Mr. Shepard:

I have delayed answering your good letter of September 15, 1944 pending receipt of a Summons entitled "United States of America, Petitioner, vs. A perpetual easement over 230.4 acres of land, more or less, in the First Judicial Division, Territory of Alaska, The Board of National Missions of the Presbyterian Church, et al, Defendants."

I am enclosing herewith a copy of said Summons together with a copy of the Stipualtion referred to in your letter of the 15th which apparently pertains to the same property, together with a photostatic copy of a survey on which I have marked the sections now covered by the leases with the government and have noted thereon also the indentification of the leases referred to.

After reading the Summons, I am inclined to be of the opinion that it may be necessary for us to appear in this action, and therefore, you being at the source, I would appreciate your taking this matter up with Mrs. Marsted so that she will be fully advised, and also with Mr. Fitzgerald, and then writing me the full and complete explanation of same together with your further advice. We will be glad to pay you the sum of $25. plus expenses for this service. At your suggestion, you will note, that we have not executed the Stipulation. It may be necessary for me to come to Alaska, but I wish to avoid this long trip if possible.

Sincerely yours,

L.H.T.

Lucien H. Tribus
Assistant General Counsel

LHT/DG
enc.

I am also enclosing statement of the leases on our property known as Haines House, Haines, Alaska.

October 4, 1944

Registered Air Mail

Mr. R. J. Shepard
Haines, Alaska

Dear Mr. Shepard:

I have delayed answering your good letter of Sept. 15, 1944 pending receipt of a Summons entitle "United States of America, Petitioner, vs. A perpetual easement over 230.4 acres of land, more or less, in the First Judicial Division, Territory of Alaska, The Board of National Missions of the Presbyterian Church, et al, Defendants."

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Sincerely yours,

Lucien H. Tribus
Assistant General Counsel

lht/dg
encs.

I am also enclosing statement of the leases on our property known as Haines House, Haines, Alaska.

October 27, 1944

AIR MAIL

My dear Mrs. Maurstad:

Miss Gladfelter has asked me to reply to that part of your letter of October 7 which refers to the Haines House property. I have consulted Mr. Tribus and find that he has had no further word about the use of the leased property. He is in correspondence, however, and just as soon as he has any definite word we shall let you know. In the meantime, however, we believe it would do no harm for you to make some inquiries of the local representatives of the Government. Until we have some definite word from the Government we can of course make no plans to dispose of any of the buildings.

We do not find any record of Mr. Osland's request to lease some of the Haines House property on which to store oil drums. If he wishes to make a special request we would suggest that you find out just what he wants and what he would offer for the property and then send us your recommendation together with a diagram showing the location of the property desired.

The maps and a statement regarding the property leased to the Government have been sent to you. In this connection let me say that we have charged to your Maintenance account the cost of $2 for the photostatic copies of the survey.

We were glad to receive the inventory and property appraisal which you sent in recently and note that you had Mr. Shepheard re-appraise the property. We are glad you did this so as to correct the figures. We have not had an opportunity to check ~~endorse~~ over the inventory in detail but feel sure that it will be found quite satsifactory.

The bill for Mr. Shepheard's services will be charged to your Maintenance account as you indicated on the statement which accompanied it.

Very sincerely yours,

Assistant in the Unit
Educational and Medical Work

Mrs. Elvira Maurstad
Haines House
Haines, Alaska
FMG:eh

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

[redacted]

FROM

DATE 10/26/44

RE: Excerpt from Letter from Mrs. Maurstad

"I haven't heard anything more about the buildings on our property from Col. Tatum, but am under the impression that all the buildings on our property will fall to us, especially the warehouses and the cold storage buildings. These will have real commercial value if Haines develops after the war. Have you heard anything from them regarding it or do you want me to make inquiries? Mr. Allen local dairyman and farmer has asked to purchase one of the smaller buildings. Also Mr. Osland wants to lease or buy two lots of our land to store oil drums on. He said he had talked to Mr. Knudsen about it and Mr. Knudsen had told him that he would correspond with you regarding it. I have not received the maps of our property as yet. (business will creep in even in the most unofficial talks)."

Salem, Oregon
Route 1, Box 397
Nov. 10, 1944

Mr. L. H. Tribus
156 Fifth Ave.
New York 10, N. Y.

Dear Mr. Tribus:

Your letter of Oct. 4, with which was enclosed a copy of the summons, a copy of the Stipulation, both in connection with an action brought by the government to obtain an easement for the Haines road, and a plat showing the sections of the Presbyterian Mission Grounds at Haines which are covered by leases with the government, reached me here at Salem, Ore. after considerable delay in being forwarded from Haines.

I do not believe it was the intention of any of the defendants named in this action to appear and contest the Petition in any way. However, after the Petition has been granted by the Court and judgement entered vesting in the plaintiff title to the easement prayed for, the court will appoint a Board of Appraisers whose duty it will be to investigate each tract and determine a just compensation for the taking of the easement.

Mr. Fitzgerald told me that the court intended to appoint a board made up of local men and that it was expected that I would be one. However I explained to him that since I had represented you in this matter I did not consider myself eligible. Furthermore I tdd him that I planned making a trip to the States and was not certain as to the date I would return. I do not know whether the Board has been appointed yet or not, but I presume it probably has by this time. Most of the land owners along the road, including myself, signed the Stipulation and were paid months ago. Our names did not appear in the Summons, though they did appear in the original Petition. The only reason I recommended to you that you do not accept their first offer and sign the Stipualtion was because I believed your land more valuable than any of the properties farther out the road.

Mr. Fitzgerald assured me that it was not necessary to file any pleadings with the court in connection with the appraisal of the value of the property. He did state however that he should be notified of the price desired. However when the apprais is made it, no doubt, would be well to have someone present to represent the property. I believe a simple statement by Mrs. Maerstad, Super. of Haines House setting forth why it was considered that this property was worth more than the stipulated price would be as effective with the Board as anything.

I believe the matter of greatest importance to the Mission Board is to obtain the return of the property under lease with the buildings constructed by the Army in tact, Referring to your statement of leases on this property--receipt of which I also wish to acknowledge--will say that all of the buildings on the property embraced in Plot #1. on the accompanying plat are of the temporary barrack type and are of no great value. If sold at public auction, to be torn down and removed they would probably bring only a few hundred dollars. The buildings however on the 22 acre tract shown as plat #2. are of more permanent type of constructions and are much more valuable. These include three large warehouses, quite well constructed but with timber foundations which should be good for at least 20 years; two garages, not floored and rather poorly constructed, good for at least 10 years; two truct servicing buildings, unfloored and similar to the garages in type of constructions, a service station where six or eight pumps had been installed but of which only two remain, and two or three

small buildings. The original cost of these buildings, including levelings, graveling, installing water and sewer pipes etc. was probably considerably in excess of $100000. The salvage however to the government is nothing. It probably would cost the government more to dismantle the buildings than the lumber would be worth. If the Haines Connection to the Alcan Highway is not maintained and the town remains about as it is now, these buildings would be of little value to anybody. If the Highway is maintained and the Haines becomes a port of entry, these buildings will have considerable value. It is impossible to say how much but I believe it would be fair to estimate that they would be worth at least 20 or 25,000 dollars.

Plot #3 is a tank farm. Of course this installation is quite expensive. In case Haines becomes a port of entry the Standard Oil Co. of Cal. will in all probability want to take it over. The government could not be expected to abandon these tanks as they would have a salvage value. I believe the best procedure would be for the Standard Oil Co. to buy the tanks from the government and then lease or buy the ground from the Missions.

My greatest interest at present is to see a practical agreement worked out between the American and Canadian goverments whereby the west end of the Alcan Highway and the Haines Connection to tidewater can be maintained for the mutual benefit of both Alaska and northern Canada. If this can be accomplished the Mission property will become valuable. Much will depend upon its orderly and systematic development. Until there is some definite plan agreed upon for maintaining the Haines road into the interior I do not expect to spend much time in Haines. I suggest however that you keep closely in touch with Mrs. Maerstad of Haines House. She is very much alive to the situation and has the necessary contacts whereby she may influence the course of action by government officials away from any arbitrary or erratic procedure which might depreciate the value of the Mission property now under lease.

As you know a part of the Mission property is within the incorporated limits of the town of Haines. Should at some future time the Missions go into the real estate business, sub-dividing, leasing or selling a part of this property there will be an effort made by the Town Counsil to make this property taxable. When that time comes I believe that some plan could be worked out with the Town Counsil whereby the Missions would take care of its own street improvements and taxation withheld until title had passed to the buyer. Sporadic sales of property, I believe, should be avoided as much as possible. Should a steamship company want to obtain dock frontage I believe this sort of a development should not be held up, but the amount of frontage sold should be limited as to just what their requirements were and no more.

As I do not expect to be in Haines for several months I will forward on to Mrs. Maerstad the papers enclosed in your letter. I hope to keep closely in touch with developments at Haines and if at any future time you care to write me concerning the Missions property, it will be appreciated.

Very truly yours,

/s/ R. J. Shepard

copy to Mrs. Maerstad.

Excerpt from Letter from Mr. R. J. Shepard to
Mr. L. H. Tribus, November 10, 1944

"I believe the matter of greatest importance to the Mission Board is to obtain the return of the property under lease with the buildings constructed by the Army in tact. Referring to your statement of leases on this property--receipt of which I also wish to acknowledge--will say that all of the buildings on the property embraced in Plot #1 on the accompanying plat are of the temporary barrack type and are of no great value. If sold at public auction, to be torn down and removed they would probably bring only a few hundred dollars. The buildings however on the #2 acre tract shown as plat #2 are of more permanent type of construction and are much more valuable. These include three large warehouses, quite well constructed but with timber foundations which should be good for at least 20 years; two garages, not floored and rather poorly constructed, good for at least 10 years; two truck servicing buildings, unfloored and similar to the garages in type of construction, a service station where six or eight pumps had been installed but of which only two remain, and two or three small buildings. The original cost of these buildings, including leveling, gravelling, installing water and sewer pipes, etc. was probably considerably in excess of $100,000. The salvage however to the government is nothing. It probably would cost the government more to dismantle the buildings than the lumber would be worth. If the Haines Connection to the Alcan Highway is not maintained and the town remains about as it is now, these buildings would be of little vlaue to anybody. If the Highway is maintained and the Haines becomes a port of entry, these buildings will have considerable value. It is impossible to say how much but I believe it would be fair to estimate that they would be worth at least 20 or 25,000 dollars.

Plot #3 is a tank farm. Of course this installation is quite expensive. In case Haines becomes a port of entry the Standard Oil Co. of Cal. will in all probability want to take it over. The government could not be expected to abandon these tanks as they would have a salvage value. I believe the best procedure would be for the Standard Oil Co. to buy the tanks from the government and then lease or buy the ground from the Missions.

My greatest interest at present is to see a practical agreement worked out between the American and Canadian governments whereby the west end of the Alcan Highway and the Haines Connection to tidewater can be maintained for the mutal benefit of both Alaska and northern Canada. If this can be accomplished the Mission property will become valuable. Much will depend upon its orderly and systemetic development. Until there is some definite plan agreed upon for maintaining the Haines road into the interior I do not expect to spend much time in Haines."

Excerpt from Letter from Mr. R. J. Shepard to
Mr. L. H. Tribus, November 10, 1944

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A-2

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NOV 22 1944

10

November 20, 1944.

Mrs. Elvira Maurstad, Director,
Haines House,
Haines, Alaska.

My dear Mrs. Maurstad:

In order that you may be fully posted, I am enclosing herein a copy of Mr. R. J. Shepard's letter to me of November 10th. This letter came in response to my letter of October 4th, copy of which is also enclosed. Mr. Shepard you will note states that he has sent the Stipulation and Summons, together with the photostatic copy of a survey on which the sections now covered by Government leases have been marked, on to you. I know that you are more familiar with this local situation that we are in this office, and I would therefore appreciate your advice as soon as possible.

In order that you may have complete information in addition to that which you have received from Mr. Shepard, I am enclosing a complete list of the leases now in effect with the Government. I am sure what Mr. Shepard says is correct, namely that a word from you to the Board would be more effective in influencing the final award than would a formal answer to the petition, filed from this office.

May we hear from you at your earliest convenience.

Sincerely yours,

L. H. T.

Lucien H. Tribus
Asst. General Counsel

C.C. to - Miss Voss

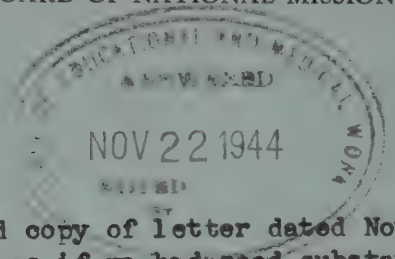
LHT/MT

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Edna Voss
FROM L. H. Tribus
RE: Haines, Alaska

DATE Nov. 20, 1944.



Attached please find copy of letter dated Nov. 10th from Mr. R. J. Shepard. It would look to me as if we had good substantial possibilities at Haines. I would very much like the opportunity of investigating this situation first hand.

L. H. T

L. H. Tribus

LHT/MT

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss F. Goddard
FROM L. H. Tribus
RE: Haines, Alaska

DATE Nov. 24, 1944

For your information would advise that we have received rental checks from the Government in connection with the following leases:

Period 7/1/44 - 9/30/44

Contract	W-3416-Eng-1185	$48
"	W-3416-Eng-1184	24
"	W-3416-Eng-1187	24
"	W-3416-Eng-1434	75.

L.H.Tribus
MT

November 24, 1944

My dear Mrs. Maurstad:

Mr. Tribus, who has charge of property matters for our Board, is keeping in close touch with this office as to the Haines property situation. He has just sent down to us a copy of Mr. Shepard's letter to him from Salem, Oregon, and also a copy of his letter to you of November 20. In acknowledging these I am trying to straighten him out on the spelling of your name.

That is a nice compliment which Mr. Shepard pays you. We here think the phrase "very much alive" applies to you in many other situations with which you are connected. We know we can count upon you with entire confidence to watch developments and guide them in the best interest of Haines House.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mrs. Elvira T. Maurstad
Haines House
Haines, Alaska

ERV.cb

Prof
Haines

Mr. Tribus
Miss Voss

November 24, 1944

Thank you for the correspondence relative to the Haines property situation. May I however call your attention again to the spelling of Mrs. Maurstad's name. Mr. Shepard has spelled it several ways and I note you have borrowed his spelling although you have written it correctly in your letter to her.

Edna R. Voss

ERV/cb

November 30, 1944

Memo

Quotations on equipment for Haines House. In each case estimate is for the size machine recommended as appropriate for an institution accommodating between 50 and 60 children. Priorities will be needed for all and some may not be obtainable-Delivery probably delayed from 6-10 months.

Dispensary

Dressing Steriliser

Hospital Supply Co.
193 East 23 St.
16 x 24 (A.C. current) $735 f.o.b. N.Y.
$25 extra for D.C. current
Freight approximately 50
$785

Wilmot Castle Co.
131 East 23 St.
16 x 24 $1097.50 f.o.b. Rochester
D.C. or A.C. current
Freight approximately 50.00
$1147.50

Scanlon Morris Co.
23 East 26 St.
16x24 (A.C. or D.C. $654.60
Approx. Fgt. 50.00
$704.60

Instrument Steriliser

Hospital Supply Co.
20 x 10 x 9 A.C.Burrent) $280 f.o.b. N.Y.
$25 extra for D.C.
Freigh Approximately 12
$292

Wilmot Castle Co.
8x9x18 $310 f.o.b. Rochester
D.C. or A.C.
Freight approximately 12
$322

Scanlon Morris Co.
18x9x8 $204.80
Approximate
freight 12.00
$216.80

Kitchen

Electric Bread Mixer

Hobart Mfg. Co.
71 Madison Ave.
30 quart mixer $435
Attachments for meat & vegetable grinding extra $25-75
Approximate freight 50
$485

Straus-Duparquet
Blakeslee Machine $550
Approximate Freight 50
$600

Electric Ice Cream Freezer

Straus-Duparquet
6 Ave. & 18 St.
$140 f.ob. N.Y.
Approximate freight 40
$180

Electric Dishwasher

Straus-Duparquet
Colt-Antosan $490 f.o.b. N.Y.
Approximate freight 60
$550

Hobart Mfg. Co. $425
Approximate freight 50
$475

Straus-Duparquet
Blakeslee Machine $550
Approximate freight 50
$600

Laundry

American Laundry Mach. Co. $685
Approximate freight 50
$735

Mangle

Troy Laundry Mach. $450
Approximate freight 50
$450

INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Goddard
FROM Miss Dawson
RE: Valuation Reports, Haines, Alaska

DEC 5 19

DATE 12/4/44

Thank you for your Valuation Reports, etc. in connection with Haines, Alaska. I have made a notation of the construction and have forwarded these pamphlets to Mr. Savage.

al

Charge to the account of Board of National Missions of the Presbyterian Church in the U.S.A.

DOMESTIC SERVICE		CABLE SERVICE	
TELEGRAM		ORDINARY	
DAY LETTER		URGENT	
NIGHT LETTER		DEFERRED	
		NIGHT LETTER	

Patrons should check class of service desired; otherwise the message will be transmitted as a telegram or ordinary cablegram.

WESTERN UNION

1206

A. N. WILLIAMS
PRESIDENT

CHECK
ACCOUNTING INFORMATION
TIME FILED

Send the following telegram, subject to the terms on back hereof, which are hereby agreed to

FOR VICTORY
BUY
WAR BONDS
TODAY

December 12, 1944

Judge Herbert L. Faulkner
P.O. Box 1121
Juneau, Alaska

Relative letter December seven Government offer Haines not acceptable. Mr. Tribus Secretary for Board properties away till next Monday. Will write you immediately on return.

Edna R. Voss

Unit of Educational and
Medical Work

Mr. Lucien Tribus
Miss Voss

December 14, 1944

IMPORTANT - RUSH

You will see from my telegram in reply to Judge Faulkner's letter from Juneau how important it is for you to make this Alaska matter your first work on your return to the office Monday.

At first Dr. Wonacott and I thought we might get in touch with Mr. Hart but finally we decided we would wait for your return, since you had carried all the correspondence and had the background.

You will note that Judge Faukkner is leaving Juneau soon to be gone a number of weeks.

Edna R. Voss

ERV:rj

December 18, 1944

My dear Mrs. Maurstad:

Mr. Tribus, who has just returned from a trip to the Mission Field in the South, has been telling me of the letters he is writing to Judge Faulkner of Juneau and to you relative to the compensation by the Government for the roadway easement. Since this may involve quite a little correspondence with Mr. Tribus, who, as you know, is in charge of properties, I am putting in a plea that whenever you write relative to some situation at Haines to someone outside of this office, that you make an extra carbon for this office, in order that we may keep fully informed at all times. Mr. Yaw always does this and we find it exceedingly helpful.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mrs. Elvira T. Maurstad
Haines House
Haines, Alaska

ERV:rj

THE PROMETHEUS ELECTRIC CORP.
MANUFACTURERS OF
Hospital Surgical and Dental Equipment
SINCE 1901

PROMETHEUS

401 WEST 13TH STREET
NEW YORK
PHONE CHELSEA 3-7626

DEC 13 1944

Miss. Florence Goddard
Board Of Natuonal Missions
156- Fifth Ave.
New York City, N.Y.

Dear Miss. Goddard:-

As per your request we are sending you information regarding our office outfit.

We have sold many of these for just the use you have for it, for it does not take up much space and is compact.

We are also pleased to quote $424.00 net F.O.B New York and delivery can be madee in a bout fourty five to sixty days.

Yours very truly

Prometheus Electric Corp.

S. Converse Humbert

S. Converse Humbert
Assistant Manager.

SCH/h
encl.

HOBART

MODEL S-301 MIXER

Specifications

MOTOR—½ H.P. Hobart-built, bronze bearing, enclosed, ventilated and splash-proof.

TRANSMISSION—Automobile type sliding gear transmission (with heat treated steel gears and shafts).

LUBRICATION—Circulating type furnishing complete lubrication to all parts from attachment hub to clutch mechanism. Flush type visible oil gauge.

CLUTCH—Multiple disc type—50 square inches of clutching surface.

SWITCH — Approved tumbler switch mounted directly on motor.

BOWLS AND BEATERS—Bowl, 30 Qt. capacity, of heavily tinned steel, with handles and lugs electrically welded in place. It is raised to the operating position by means of a rack and pinion lift that is self-locking in any position. 20 Quart Bowl and Beater Equipment is also available for Model S-301 (adapter required). Full line of beaters and whips for all kinds of operations.

SPEEDS (in R.P.M.)	Attachment	Beater
1. Low	90	99
2. Intermediate	163	180
3. High	275	304

ATTACHMENTS. This Mixer carries the Hobart standard No. 12 Taper Attachment Hub, and any attachments listed with that taper can be put on this machine. A full line of such attachments is available.

FINISH. This machine is finished in French Gray attractively striped. It receives a total of six coats, the last of which is a clear spar varnish.

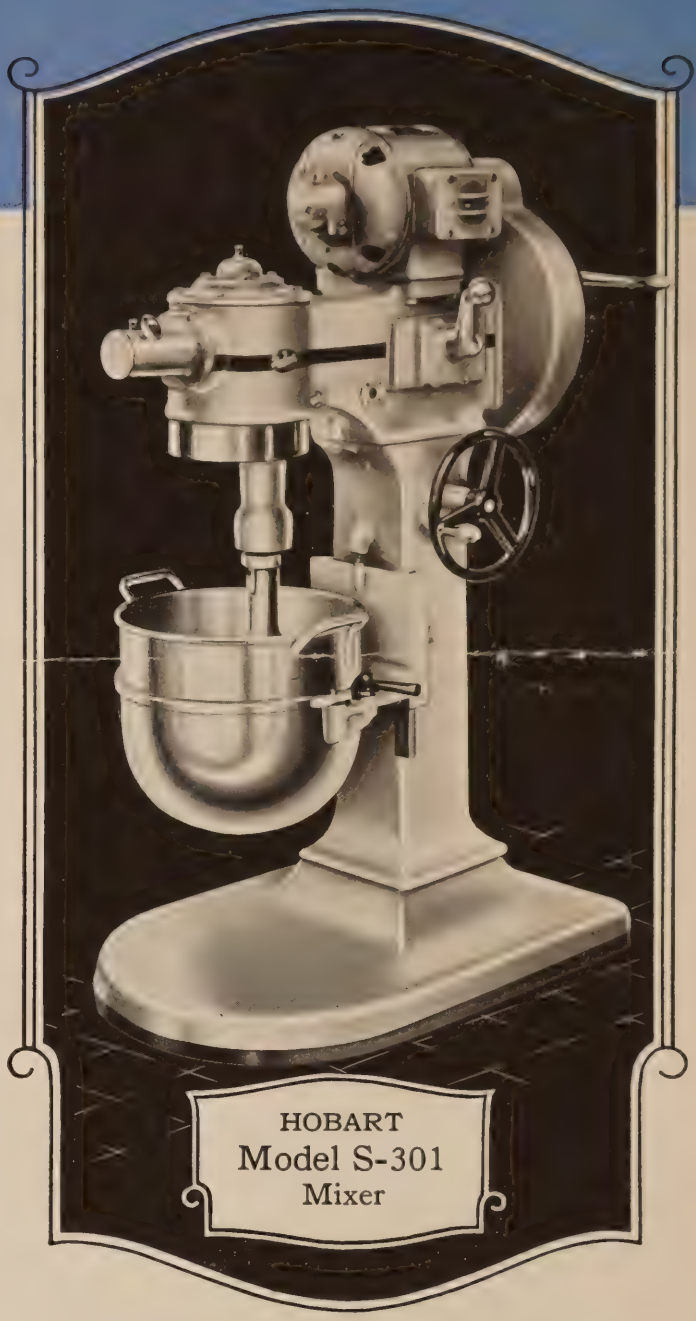
STANDARD EQUIPMENT. The standard equipment is the Mixer Unit with one 30 Qt. Bowl, one B Beater, and one D Wire Whip.

ATTACHMENTS

(No. 12 Taper Hub)

Meat and Food Chopper
Vegetable and Fruit Slicer—9″
With Shredder Plates 5/64″ and 3/16″
Julienne Plate
Soup Strainer and Colander
Oil Dropper—2 Gallons
Coffee and Spice Grinder
Juice Extractor—Type D
Poppy Seed Grinder—Type C
Knife and Tool Sharpener
Jacket for 30 and 20 Qt. Bowls
Bowl Extension Rim
Bowl Splash Cover
Pulley
Air Whip

No. 10 Taper Hub Attachments may be used with Attachment Adapter (See Price on Adapter).



A COMPACT FLOOR TYPE MIXER

New features and improvements in design and construction have further increased the wide use of this popular Hobart 30-quart Mixer.

In the General Kitchen, 30-Quart Bowl will mash 23 pounds of potatoes, make 12 quarts of Mayonnaise (Qts. of oil), beat 1½ quarts of egg whites or make 12 quarts of Waffle or Hot Cake Batters.

In the Bake Shop it will handle, in a single batch, 45 pounds of bread or roll dough, 50 dozen sugar cookies, 30 pounds of pound or layer cake, 18 pounds of sponge cake, 22 angel food cakes or cream 24 pounds of sugar and shortening. With an extra bowl another batch can be started while the first is being put through next process.

A long-life, all-purpose Mixer ideally adapted to the kitchen or bake shop in the busy hotel, restaurant, hospital or institution. Within its capacity it is positively a Heavy Duty Machine.

HOBART

MODEL S-601 MIXER

Specifications

MOTOR—1 H.P. Hobart-built, enclosed, ventilated, splash-proof, equipped with grease-packed ball bearings.

TRANSMISSION—Automobile type sliding gear transmission with heat treated steel gears and shafts.

LUBRICATION—Circulating type furnishing complete lubrication to all parts from attachment hub to clutch mechanism. Flush type visible oil gauge.

CLUTCH—Multiple disc type—50 square inches of clutching surface.

SWITCH—Thermal overload switch—push button type—mounted on motor.

BOWL AND BEATERS—Bowl, 60-quart capacity, of heavily tinned steel with handles and lugs electrically welded in place. 30-quart equipment with adapter is also available for this machine. Bowls are raised to the operating position by means of a rack and pinion lift that is self-locking in any position. A full line of beaters and whips available for a wide variety of operations.

SPEEDS (in R.P.M.)	Attachment	Beater
1. Low	78	86
2. Intermediate	142	157
3. High	239	265

ATTACHMENTS—This Mixer carries the Hobart standard No. 12 Taper Attachment Hub, and any attachments listed with that taper can be used on this machine. A full line of such attachments is available.

FINISH—This machine is finished in French Gray attractively striped. It receives a total of six coats, the last of which is a clear spar varnish.

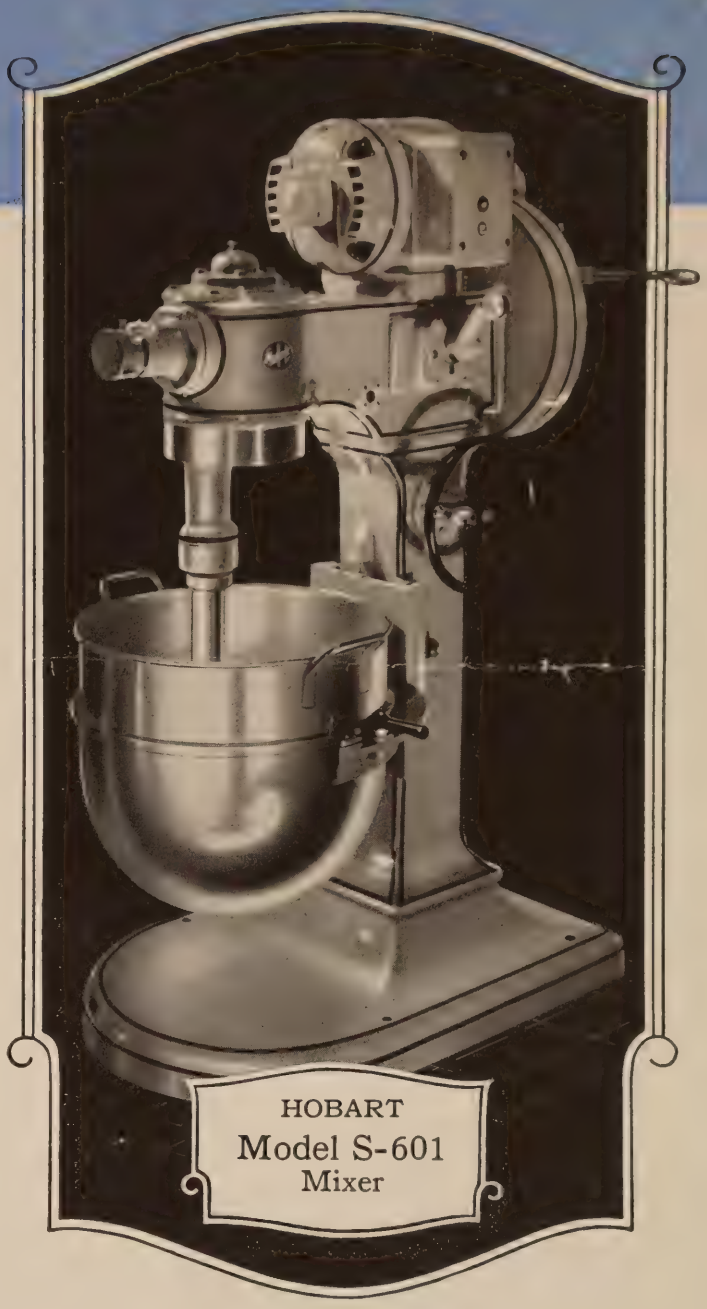
STANDARD EQUIPMENT—Standard equipment is the Mixer Unit with one 60-quart Bowl, one B Beater and one D Whip.

ATTACHMENTS

(No. 12 Taper Hub)

Meat and Food Chopper
Vegetable and Fruit Slicer—9″ With 5/64″ and 3/16″ Shredder Plates and Julienne Plate
Soup Strainer and Colander
Oil Dropper—2 Gallons
Coffee and Spice Grinder
Juice Extractor—Type D
Poppy Seed Grinder—Type C
Knife and Tool Sharpener
Jacket for 30-quart Bowl
Bowl Extension Rim
Bowl Splash Cover
Pulley
Air Whip

No. 10 Taper Hub Attachments may be used with Attachment Adapter (See Price on Adapter).



A NEW SIXTY QUART MIXER

Designed to meet the requirements of the larger kitchens preparing food for several hundred persons, per meal, the S-601 has quickly become one of the most popular Hobart models.

It will mash 45 pounds of potatoes in a single batch, and fluff them up to a lightness and whiteness that will surprise and please patrons. Bread or roll doughs can be prepared in batches of approximately 80 pounds . . . 18 Quarts (Qts. of oil) Mayonnaise, etc.

Fast, sturdy and convenient—its speed enables the operator to meet rush demands. Its sturdy construction is the best of insurance for long life and low maintenance cost. Its broad adaptability means that it will be used when a less convenient piece of equipment would stand idle.

In the general kitchen or the bake shop, wherever its size meets the need, this Machine and Attachments will render a service that will pay big dividends on the investment.

December 26, 1944

My dear Mrs. Maurstad:

Mr. Tribus and I have just been talking over the phone about the contents of your letter of December 15. We sincerely hope that Mr. Fitzgerald will get in touch with us so that we may have a better understanding of the property situation at Haines and what we here at headquarters should do to conserve our interests.

Thanks for this timely letter, and be sure to keep us posted on any phase of this property problem which you pick up in Alaska and think we should know.

Very sincerely yours,

Edna R. Voss, Secretary
Unit of Educational and
Medical Work

Mrs. Elvira T. Maurstad
Haines House
Haines, Alaska

ERV:rj

Haines House
Haines, Alaska
Owned and operated by
Board of National Missions
of the
Presbyterian Church in the United States of America

Elvira T. Maurstad, Executive

12/26/44
DEC 26 1944

December 15, 1944

Edna R. Voss, Secretary
Unit of Educational and
Medical Work
156 Fifth Avenue
New York 10, N.Y.

Dear Miss Voss;

Mr. Fitzgerald was just into my office. He stated that the small buildings along the road on our property had been put up for sale and that as soon as they were sold the Government would terminate their leases on the property, plot #1. I asked him what agreement would be made with the Purchaser regarding the removal of the buildings sold. (There is danger of having all the debris left on the property.) He said that there would be a stipulated time for the removal of the buildings and all debris connected with it. The government leases will be terminated in February. That would give anyone purchasing a house two months under the government lease to move their house. Then because of the difficulty in getting labor and due to the fact that by then our winter will have set in, they will probably want two months extention on their own time, bringing it up into April when the weather should moderate enough to be able to clear the land. The Purchaser to pay the rental on the leases for the two extra months. This sounds reasonable but I did not commit myself to anything that the New York Office might do in the matter.

Regarding the other property, Mr. Fitzgerald stated that they do not want to sell the Garages, the Warehouses and the Tank Farm, nor the Oil Installations near the garages, they want us to sell this property to them.

Not long ago a large piece of property out the road across the road from our property, was sold for $6000.00. There were several government buildings on it. This buying of Haines property of course points to the fact that Haines Road is expected to be kept open and Haines develope. In that case our property will be very valuable. The Mission should get a good price for it. Part of this 22 acre plot is in the City limits.

The question w s asked regarding a property appraisal, if it had been made this year, etc. I stated that it had and that you had the figures in the New York Office. By the time this letter arrives Mr. Fitzgerald will probably be in New York to see Mr. Tribus.

I spoke to them again about the drainage ditch on our property which had not been dug. They said that they would have it taken care of.

It is unfortunate that we do not have a local representative who knows realestate values and could handle our property affairs.

Conditions change so rapaidly, and will continue to do so for some time. There is a reason behind this desire to buy up large tracks of land with well built buildings on them. We shouldn't be missing anything that should be to our advantage.

Very sincerely yours
Elvira T. Maurstad
Elvirs T. Maurstad
Director, Haines House

Copy to Mr. Tribus

cc. Miss Voss.

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N.Y.

EDUCATIONAL AND MEDICAL WORK
ANSWERED
DEC 28 1944

December 27, 1944

Faulkner and Banfield
P. O. Box 1121
Juneau, Alaska

Re: Haines, Alaska

ATTENTION: MR. HERBERT L. FAULKNER

Dear Mr. Faulkner:

As I advised you in my letter of December 15, 1944, I sent our Articles of Incorporation to Albany in order that they might be certified by the Secretary of State of New York. They have just been returned certified, and I am now sending them to you duly certified by the Deputy Secretary of State as of the 26th day of December, 1944.

Trusting that I may hear from you in the near future, I am

Sincerely yours,

Lucien H. Tribus
Assistant General Counsel

LHT:DG
Enc.

AIR MAIL

108' TO ROAD

ROAD

22'

COTTAGE

51'

34'

67'

SLAUGHTER HOUSE 12' 16'

6'

CATTLE SHED 23' 11'

24'

BARN

38'

50'

43'

CHICKEN HOUSE 15' 7'

14'

CHICKEN HOUSE 10' 16'

223' N.W. COR. COTTAGE TO S.E. COR. BOYS BUILDING

154' TO ROAD

BOYS BUILDING

47'

48'

54'

GIRLS BUILDING

70'

37'

15'

SHED

61'

WOOD SHED

BARRACE

14'

44½'

214' TO MANSE

MANSE

87'

44'

83'

CHURCH.

36'

44'

U.S. Clay Reserve

Contractor's Camp

Townsite of Haines, Alaska

Tract 1.

Tr. 2

Tr. 3

Scraps

Tract 5

Approximate ℄ Haines Military Cut Off Road

PROPOSED RUNWAY

This does not agree with location as described in lease or shown on Gov. survey accompanying lease

Mission Improvements

CHILKOOT INLET

Tr. 4

PRESBYTERIAN MISSION RESERVE

Scale: 1" = 400'

N

U.S. MILITARY RESERVATION

Chilcoot Barracks

Dock